# Statement of Information Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb or locality and postcode

Address 36 Cowry Way, Point Lonsdale Vic 3225

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ing		
Range betwee	\$970,000		&		\$1,045,000			
Median sale p	rice							
Median price	\$1,222,500	Pro	operty Type	Hou	se		Suburb	Point Lonsdale
Period - From	25/10/2023	to	24/10/2024		So	urce	REIV	

### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	10 Calcium Park Cr POINT LONSDALE 3225	\$1,035,000	13/11/2023
2	6 Ironbark St POINT LONSDALE 3225	\$970,000	05/06/2023
3	18 Cowry Way POINT LONSDALE 3225	\$1,115,000	04/05/2023

OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:

25/10/2024 09:59









Property Type: Divorce/Estate/Family Transfers Land Size: 336 sqm approx Agent Comments Indicative Selling Price \$970,000 - \$1,045,000 Median House Price 25/10/2023 - 24/10/2024: \$1,222,500

# **Comparable Properties**





10 Calcium Park Cr POINT LONSDALE 3225 (REI/VG)



Price: \$1,035,000 Method: Private Sale Date: 13/11/2023 Property Type: House (Res) Land Size: 501 sqm approx

6 Ironbark St POINT LONSDALE 3225 (REI/VG) Agent Comments



Price: \$970,000 Method: Private Sale Date: 05/06/2023 Property Type: House Land Size: 375 sqm approx



18 Cowry Way POINT LONSDALE 3225 (REI/VG)



Price: \$1,115,000 Method: Private Sale Date: 04/05/2023 Property Type: House Land Size: 336 sqm approx

#### Account - Kerleys Coastal RE | P: 03 52584100



property data

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Agent Comments

Agent Comments